ARCHITECTURAL REPORT

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Interior Design
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Graphics

LPA

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BUILDING EVALUATION
LONG BEACH CITY HALL EAST

LPA Project No. 23070.10

I. Scope of Work

A. Description: The building known as City Hall East is located at Long Beach Blvd. and First Street. This building consists of approximately **124,023 GFA*** over ten floors. It is rectangular in shape, with the long dimensions running north/south.

B. References: The following information was made available to us:

1. Appraised report prepared by R.P. Laurain & Associates, dated January 4, 1999. This report included reductions of original construction documents by Kenneth S. Wing, FAIA, dated 1959.

2. Due Diligence Evaluation Report prepared by Ming Yang Yeh & Associates, dated June 17, 1999.

3. Due Diligence Evaluation Report Assessment by JCM, dated March 13, 2000.

4. Copy of original plans by Kenneth S. Wing, FAIA, dated December 18, 1959.

C. Observation: LPA participated in building walk-thru on June 9 and October 7, 2003. We made observations of the existing buildings exterior and a sample of the interior.

We observed the service basement and the service penthouse. We also did a more thorough review of the Parking Structure.

D. Parking: Parking for the current use is separated into two areas:

1. The eight-level parking structure currently has 149 spaces**. Additionally, there is a surface parking lot at Broadway and Elm that has 152 open spaces. This, coupled with the parking structure, totals 301 spaces.

2. It should be noted that currently, many additional spaces are taken up by storage and/or special uses. The result is that more spaces could be accommodated. An estimate of additional spaces ranges from the 149 stated in the MYY report and the 180 stalls originally designed. With the removal of storage areas, the count can increase, but not to the original count. Requirements for loading and ADA requirements put the count to **166 stalls.**

3. Currently the stalls are nominally 9' x 21' with no allowances made for columns or adjacency to walls. The stalls are larger, however, than the current 8'-6" x 18' standard. Please note that many spaces are currently placed directly against a wall instead of 3' away as required by current code. The calculation herein keeps these stalls intact.

* Please find attached s.f. comparisons. (EXHIBIT A)

** MYY report 06/17/99.

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4. Although the stalls do not meet today's parking guidelines exactly, the "intent" is made and no real hardships were observed. Besides, except for the uppermost level P-8, all other stall configurations are restricted by columns.

(Exhibit A)

5. As the Project is improved, some variances may be required to provide for required loading spaces and handicap spaces at street level. Currently there are two stalls for the disabled, but current ADA code requires six. The van will have to be at the street level (due to 7'-2" clearance restriction throughout) along with two other stalls.

   Two more non-van stalls for the disabled may go up on P-7. A third on P-7 would require a variance for ADA access behind parked cars.

6. No compacts are required or provided (see Table 41-2 of the Zoning Regulations attached).

(Exhibit B)

7. Parking requirements are as follows (ref. Table 41-1c of Long Beach Zoning Regulations attached).

(Exhibit B)

   a. 4/1000 GFA up to 20,000 GFA and 2/1000 GFA more than 20,000, or 1 space for each company vehicle, whichever is greater.

   b. It is not customary to consider the basement as part of the building to park against.

   c. Therefore, the required parking is as follows:

      i. First 20,000 GFA at 4/1000 GFA equals 80 spaces.
      ii. Remaining 104,023 GFA @ 2/1000 equals 208.

      Total required: 288 cars.
      Parking provided: On-site 166 cars.

      An additional 122 cars are required. This is met at the Broadway and Elm site or on some other venue.

E. This report is to address three different approaches as follows:

1. **Baseline Approach**: Addresses what is <u>required</u> to be done.

2. **Recommended Approach**: In addition to the minimum required, bring the building's attributes up to a level to be considered a Class B office building.

3. **Long-Term Investment Approach**: Recommendations to rejuvenate the building into an office building that would be considered 'Class A'.

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4. This report addresses only architectural and landscape issues and should be read in concert with the recommendations from structural, mechanical, and electrical engineers.

5. Regarding an essential facility, the architectural requirements (other than programmatic requirements for food, water, cots, etc.) are typically not a consideration. The main issues are seismic and communications. The cost to structurally retrofit this existing structure to meet the requirements of an essential facility are cost prohibitive.

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II. Recommendations

	Baseline	Recommended	Long-Term
A. Uniform window coverings throughout building. Assists in solar heat gain reduction and a unified aesthetic.		•	•
B. Elevators			
1. Run / test equipment and repair malfunctioning equipment.	•		
2. Run / test equipment and replace malfunctioning equipment.		•	
3. Replace elevator equipment and cabs.			•
4. Upgrade finishes in elevator cabs.		•	
C. American with Disabilities Act (ADA) Compliance.			
1. Elevators to be modified, incorporating a lower panel, emergency phone, ADA signage, etc.	•	•	
2. Since none of the existing passenger elevators meet the required standards, negotiate compliance with Building Official to utilize freight elevator in emergencies.	•	•	
3a. All doors to received ADA compliant hardware closers (as required).	•		
3b. Main entry doors to be replaced.		•	•
4. All signage (code required) to be brought into compliance.	•	•	•
5. All drinking fountains to be hi-lo configuration (with wing barrier as necessary).	•	•	•
6. Emergency stairs to receive compliant railings and contrast striping.	•	•	•
7. All walkways at entries and exits to be brought into compliance.	•	•	•
8. Public phones to be removed or lowered to be in compliance.	•	•	•
9a. All restrooms to be made compliant (some are in partial compliance). This will require removal of one stall in each restroom with reconfiguration of partitions.	•		

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(II. Recommendations, cont.)

	Baseline	Recommended	Long-Term
9b. Same as 9a, with all fixtures being adjusted, all finishes replaced new.		•	
9c. Same as 9b, but increase fixture count to meet new codes. This would require revisions to the core.			•
10. Restrooms lavatories to receive compliant hardware. Adjust counter top as required.	•	•	•
11a. Replace lamps in all lobbies and restrooms to energy efficient.	•		
11b. Replace all fixtures in all lobbies and restrooms.		•	•
12a. Clean and repair all flooring wall covering, and ceilings in all public areas.	•		
12b. Replace all finishes in public areas.		•	•
13. Reseal and water test all exterior glazed skin.		•	•
14. Upgrade window-washing equipment.			•
15. Remove wood sleepers from roof (they impair drainage).	•	•	
16. Replace roof.			•
17. Entryway paving to be repaired.	•	•	
18. Entryway trellis to be reinforced.	•	•	
19. Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing.	•	•	
20. Entries to be removed and upgraded to compliment new design of structure.			•
21. Repair mildew damage at parking structure venting.	•	•	•
22. Remove storage areas from parking structure.	•	•	•
24. Implement, as required, all appropriate measures outlined in the "Long Beach Green Policy for Municipal Buildings".	•	•	

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III. Additional Considerations

	Baseline	Recommended	Long-Term
A. Address the Design Guidelines for the East Village Arts District as follows:			
1. Consideration of live work units within the building.			•
2. Upgrade sidewalk and street trees.			•
3. Implement signage and lighting at streetscape for continuity of Village design.			•
B. Replace exterior glazing with insulated glass for increased energy conservation.			•
C. Replace entire exterior cladding to update appearance and energy conservation.			•
D. Implement LEEDS Guidelines to maximize all sustainable aspects of the building.			•
E. Exterior signage for the building, including pedestrian level and at the top of the building. Location could be at the north face for maximum visibility.		•	•

EXHIBIT A

Long Beach City Hall
Square Footage Comparisons

Source of Information	Gross

I. Long Beach Police Department
Report dated: 10.03.00

It is unknown how these numbers were derived. Report is attached.

1st Floor	16,185
2nd	11,982
3rd	11,982
4th	11,982
5th	11,982
6th	11,982
7th	11,982
8th	11,982
9th	11,982
10th	11,982
Total	**124,023**
Basement	16,236
Parking Level 2	2,013
Parking Level 4	1,968
Parking Level 6	2,013
Sub Total	22,230
Total Building	146,253

II. Ming Yang Yeh
Report dated: 6.17.00

Please note that these square footages were arrived at from scaling drawings and may not be the most accurate.

1st Floor	22,950	
2nd	12,054	
3rd	12,054	
4th	12,054	
5th	12,054	
6th	12,054	
7th	12,054	
8th	12,054	
9th	12,054	
10th	12,054	
Total	**131,436**	**

Basement	16,869
Parking Level 2	nc
Parking Level 4	nc
Parking Level 6	nc
Sub Total	16,869

Total Building	148,305

* The worksheet within the MYY Report is in error. The ground floor is closer to 17,000 sf giving credence to the Police Department report.
** This is conjecture since the MYY report does not give a total sf amount.

III. Existing Record Drawings
Inexplicably, the Record Drawings do not give a gross SF amount.

IV. JCM Facilities Planning and Management
Report dated 3.13.00

Page 11, Section V. references 140,875 sf building.

V. R.P. Laurain & Associates

Cover page and p. 1-2 references 139,559 of gross floor area and 109,614 of net retable. It would appear this number includes some square footage from the basement

VI. Conclusion
For purposes of this report, and until more accurate surveys can be made on the facility, our conclusions take note of the following sfaeguards:

1. Basement square footage is typically not parked.
2. Square footage for the restrooms are typically not parked.

For these reasons, in terms of a GFA for calculating parking, the composite number form the LBPD report appears to be the most valid at 124,023 GFA